

**MINUTES OF THE BOARD OF REGENTS
FACILITIES COMMITTEE MEETING
GALVESTON COMMUNITY COLLEGE DISTRICT
4015 Avenue Q
Galveston, Texas 77550
Room M-202 – Moody Hall
October 28, 2013
5:30 p.m.**

At the Galveston Community College District Board of Regents Facilities Committee Meeting, duly held on Monday, October 28, 2013, in Room M-202 of Moody Hall, commencing at 5:30 p.m., the following Facilities Committee members were present: Paul J. Cunningham, M.D., Chairperson, Mr. Armin Cantini, Ms. Karen F. Flowers, and Mr. Raymond Lewis, Jr. Other Regents present included Mr. George F. Black, Board Chairperson, Mr. Carl E. Kelly, and Mr. Carroll G. Sunseri.

Staff present included Dr. W. Myles Shelton, President, Ms. Carla Biggers, and Dr. Gaynelle Hayes.

- I. **CALL TO ORDER:** Chairperson Cunningham opened the meeting at 5:30 p.m. in Room M-202 of Moody Hall and determined a quorum was present.
- II. **CERTIFICATION OF POSTING NOTICE OF FACILITIES COMMITTEE MEETING:** Dr. Shelton confirmed that the notice of the Facilities Committee Meeting had been properly posted on October 25, 2013.
- III. **CONSIDER APPROVAL OF MINUTES FROM AUGUST 13, 2013 MEETING:** A reading of the minutes for the August 13, 2013 meeting was waived. Mr. Lewis moved to approve the minutes as presented; Ms. Flowers seconded. The motion passed unanimously.
- IV. **REVIEW AND DISCUSS RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING SERVICES FOR RENOVATION OF CLASSROOMS TO COMPLETE THE STEM SUCCESS CENTER (YEAR TWO):** Dr. Shelton informed the Board that staff solicited a request for qualifications (RFQ) for architectural/engineering services for renovation of the biology and chemistry labs as part of the STEM grant. The chemistry lab renovation would be done over the summer and the biology lab a year later. A response from VLK Architects was the only RFQ received. Mr. Steve Aloway was present to represent the firm and answer questions. Dr. Shelton stated that VLK Architects was capable of performing the work, and that it was staff's recommendation that the project be awarded to the firm. Dr. Shelton suggested that since this was the only firm that responded to the RFQ and to move forward with this project prior to the beginning of the year, he could negotiate a contract for review by the Facilities Committee at the November 11th meeting. Recommendations to the Board to award the project and contract to VLK Architects and providing a timeline that would allow renovations to begin in May 2014 could be considered at the November 13th Regular Board Meeting.

- V. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING RESPONSE TO REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING SERVICES FOR RENOVATION OF CLASSROOMS TO COMPLETE THE STEM SUCCESS CENTER (YEAR TWO):** Mr. Lewis moved to recommend to the Board of Regents that VLK Architects be selected to provide architectural/engineering services for the STEM grant Year Two classroom renovations; Ms. Flowers seconded. The motion passed unanimously. Dr. Shelton noted that a contractual recommendation would be presented to the Committee following negotiations. Dr. Cunningham asked Mr. Aloway to share what the project entails. Mr. Aloway responded that he and staff toured the classrooms last week and explained the renovations needed based on that initial observation. Dr. Shelton added that the architects will meet with department heads and users of the facilities for further input. Alternative lab locations will be assigned during the renovations.
- VI. DISCUSS THEATER/PERFORMING ARTS CENTER CONSTRUCTION PROJECT INCLUDING SITE SELECTION, PROGRAMMING SCHEDULE, AND PROJECTED COST:** Dr. Shelton reintroduced Ms. Marie Hoke and Mr. John Smith with WHR Architects and provided an update on the theater/performing arts center construction project. The architects objectively looked at all of the information gathered and determined that there were physical constraints that limit the size of the two footprint options. Justification to take the building vertical was explained. Mr. Smith showed digital images of two possible site footprints for the structure: Site A located near the Seibel Wing and Site B on the 39th Street and Avenue Q½ parking lot. They presented images of a structure with four levels located on both sites that would accommodate the needs of the College. Consideration was given to other expansion plans for the main campus. A handout was distributed listing the spatial program that included occupancy and/or square footage estimates. The total projected square footage is 49,026. Another handout was provided with a conceptual estimate for the project totaling almost \$23.0 million. Dr. Shelton noted that this was the cost for construction only. With the addition of fees for architectural/engineering services, contingency, and equipment and furnishings, the total capital project would be about \$30.0 million. There was discussion regarding site locations, parking, multiple uses for the space, and needed city building code variances. Extension of the footprint to reduce the number of levels was presented to the architects as an alternative. Dr. Shelton said there were ways to reduce the project cost and gave the example of having a theater without a fly loft or orchestra pit. Staff requested a recommendation from the Committee regarding the site location and square footage with an understanding of the cost involved and keeping in mind the fundraising campaigns for other priorities.
- VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THEATER/PERFORMING ARTS CENTER CONSTRUCTION PROJECT:** Ms. Flowers moved to recommend the Site B option to the Board of Regents; Mr. Lewis seconded. The motion passed unanimously. For clarification, Dr. Shelton asked the Committee members if they were comfortable with the space and

VII. DETERMINE COMMITTEE RECOMMENDATION TO BOARD OF REGENTS REGARDING THEATER/PERFORMING ARTS CENTER CONSTRUCTION PROJECT: *(Continued)*

to state that in the form of a motion. Mr. Lewis asked that the motion be amended to accept that space with the suggested square footage. Ms. Flowers amended her motion to reflect the acceptance of the square footage presented and work forward based upon that square footage and the Site B location/footprint. The amended motion passed unanimously. Ms. Flowers asked that the architect bring estimates comparing the cost for the other variations discussed in the meeting, such as a theater without a fly loft.

VIII. UPDATE ON APPLIED TECHNOLOGY CENTER RENOVATIONS AND PROJECT CHANGE ORDERS: Dr. Shelton gave an update on the status of Applied Technology Center renovations and project change orders. Galveston College administrators and City of Galveston staff reached an agreement regarding the septic system and sewer line issue that will reduce the cost to resolve it from \$75,000 to \$10,000. There has been no change in the status of the paperwork for the change orders since the previous meeting. A punch list of some 40 items for Building 1 is still pending after 90 days; Dr. Shelton will set up a meeting with the builders to bring this project to a close. Substantial completion has been reached on Building 3 with a few punch list items to be completed before occupancy. The landscaping project has begun.

IX. ADJOURNMENT: There being no further business to come before the Facilities Committee, the meeting adjourned at 6:56 p.m.

Carla D. Biggers, Clerk

APPROVED AS CORRECT:

Paul J. Cunningham, M.D., Chairperson